

HOUSE BILL 3317
By Turner M

AN ACT to amend Tennessee Code Annotated, Title 6,
Chapter 54, Part 5, relative to inspections of
residential rental property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 6, Chapter 54, Part 5, is amended by
adding the following language as a new section:

Section 6-54-511.

(a) If any residential rental property has three code violations within a six-month
period, the municipal agency or department that is responsible for enforcement of
building codes is authorized to conduct an in-home inspection of such property,
regardless of whether the landlord or a tenant is in possession of such property.

(b) This section shall apply to any county having a metropolitan form of
government and a population in excess of five hundred thousand (500,000) according to
the 2000 federal census or any subsequent federal census.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring
it.